NAME AND ADDRESS OF NEW OWNERS:
Ngai Om and Thang Ma No
4911 Hopedale Drive
Mashville, TN 37211

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
First Community Mtg., Inc.
262 Robert Rose Dr., Ste. 200
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 247168 DEEDWARR
06/24/2019 08:55:55 AM 4 pgs
Fees: $23.00 Taxes: $732.60

20190624-0060492

WARRANTY DEED

WITH EXECUTRIX'S QUITCLAIM

(Tax Parcel ID #147 08 0 010.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Billy Jo Emberton, Nancy Sue Caldwell, John Anthony Emberton, and May Helen Emberton** (the "Grantors") have bargained and sold and do hereby transfer and convey unto **Ngai Khui Om and Mary Sein, husband and wife, and Thang Na, a single man**, their heirs and assigns, forever (the "Grantees"), that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 20, Section One, Beverly Heights, according to survey and plat of same appearing of record in Book 2331, page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Stanley W. Emberton and wife, Jo Ann Emberton by Warranty Deed filed for record on December 6, 1958 in Book 2857, page 543, of the Register's Office of Davidson County, Tennessee. The said Jo Ann Emberton died on July 1, 2007, leaving Stanley W. Emberton as the surviving tenant by the entirety. The said Stanley W. Emberton died intestate on September 3, 2018, leaving Billy Jo Emberton, Larry Emberton, Nancy Sue Caldwell, John Anthony Emberton, and May Helen Emberton as his surviving heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument Number 20190624-0060491. **The said Larry Emberton died testate on April 2, 2019, and by the terms of his Last Will and Testament he devised the subject property to Nancy Sue Caldwell. By Lettes Testamentary issued by the Circuit Court of Davidson County, Tennessee dated May 15, 2019, Nancy Sue Caldwell was appointed Personal Representative of the Estate of Larry Emberton.**

This conveyance is subject to all matters as set forth per Covenants, Conditions and Restrictions of Beverly Heights of record in Book 2401, page 391 and as amended in Book 2602, page 366, Plat of record in Book 2331, page 26 and amended regarding Lot 4 in Book 11389, page 242 and respecting reserved parcel in Book 4502, page 8301, Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6273, page 832, all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2019 real property taxes which will be prorated at closing and payment assumed by the grantees.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, **Nancy Sue Caldwell, Personal Representative of the Estate of Larry W. Emberton** pursuant to Letters Testamentary dated May 15, 2019 issued by the Circuit Court of Davidson County, Tennessee, hereby quitclaims any and all interest of the estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 14th day of June 2019.

Billy Jo Emberton

Nancy Sue Caldwell

John Anthony Emberton

May Helen Emberton

Nancy Sue Caldwell, Personal Representative
of the Estate of Larry W. Emberton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY JO EMBERTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of June 2019.

Commission expires: 04/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY SUE CALDWELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of June 2019.

Commission expires: 04/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN ANTHONY EMBERTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of June 2019.

Commission expires: 04/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAY HELEN EMBERTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of June 2019.

Commission expires: 04/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY SUE CALDWELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be the PERSONAL REPRESENTATIVE OF THE ESTATE OF LARRY W. EMBERTON, and that he as such Executor executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of June 2019.

Commission expires: 04/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

Witness my hand at office this 14 day of June 2019.

Commission expires:

ATT VIXAYVONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:

01/18/22

Notary Public